



SEATTLE CITY COUNCIL

Legislative Summary

CB 118559

Record No.: CB 118559

Type: Ordinance (Ord)

Status: Passed

Version: 1

124917

In Control: City Clerk

File Created: 11/03/2015

Final Action: 12/01/2015

Title: AN ORDINANCE relating to the City Light Department; declaring the former Ambaum, Andover, Dakota, Delridge, Dumar, Fauntleroy, Glendale, and White Center Substation properties as surplus to the City's needs and no longer required for providing public utility service or other municipal purpose; authorizing the sale of the former White Center Substation to King County, the sale of the former Ambaum Substation to the City of Burien, and the sale of the former Andover, Dakota, Delridge, Dumar, Fauntleroy, and Glendale Substations for fair market value through negotiated or brokered sales to be managed by the Department of Finance and Administrative Services or the City Light Department; and authorizing the General Manager and Chief Executive Officer of the City Light Department to execute all necessary documents to accomplish such property sales and to deposit the proceeds in the City Light Fund.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Sponsors: Licata

Attachments:

Drafter: patrick.wigren@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published:

☐ Yes

☐ No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Full Council	11/09/2015	referred	Budget Committee			
	Action Text:	The Council Bill (CB) was referred. to the Budget Committee					
	Notes:						
1	Budget Committee	11/16/2015	pass				Pass
	Action Text:	The Committee recommends that Full Council pass the Council Bill (CB).					

Notes:

In Favor: 7 Chair Licata, Member Bagshaw, Member Burgess, Member Godden,
Member O'Brien, Member Rasmussen, Member Sawant

Opposed: 0

Absent(NV): 1 Okamoto

1 Full Council 11/23/2015 passed Pass

Action Text: The Council Bill (CB) was passed by the following vote and the President signed the Bill:

Notes:

In Favor: 9 Councilmember Bagshaw, Council President Burgess, Councilmember
Godden, Councilmember Harrell, Councilmember Licata, Councilmember
O'Brien, Okamoto, Councilmember Rasmussen, Councilmember Sawant

Opposed: 0

1 City Clerk 11/30/2015 submitted for Mayor
Mayor's signature

Action Text: The Council Bill (CB) was submitted for Mayor's signature. to the Mayor

Notes:

1 Mayor 12/01/2015 Signed

Action Text: The Council Bill (CB) was Signed.

Notes:

1 Mayor 12/01/2015 returned City Clerk

Action Text: The Council Bill (CB) was returned. to the City Clerk

Notes:

1 City Clerk 12/01/2015 attested by City
Clerk

Action Text: The Ordinance (Ord) was attested by City Clerk.

Notes:

CITY OF SEATTLE
ORDINANCE 124917
COUNCIL BILL 118559

AN ORDINANCE relating to the City Light Department; declaring the former Ambaum, Andover, Dakota, Delridge, Dumar, Fauntleroy, Glendale, and White Center Substation properties as surplus to the City's needs and no longer required for providing public utility service or other municipal purpose; authorizing the sale of the former White Center Substation to King County, the sale of the former Ambaum Substation to the City of Burien, and the sale of the former Andover, Dakota, Delridge, Dumar, Fauntleroy, and Glendale Substations for fair market value through negotiated or brokered sales to be managed by the Department of Finance and Administrative Services or the City Light Department; and authorizing the General Manager and Chief Executive Officer of the City Light Department to execute all necessary documents to accomplish such property sales and to deposit the proceeds in the City Light Fund.

WHEREAS, by Resolution 31424, the City Council requested that the City Light Department ("City Light") conduct additional studies to consider and make recommendations for the appropriate disposition of City Light surplus properties, and adopted improved procedures for such studies; and

WHEREAS, City Light has conducted a study of nine of its former substation surplus properties, six in West Seattle, one in the City of SeaTac, one in the City of Burien, and one in the Rainier Valley (the "Study Properties"), and as part of this study notice of availability of the Study Properties was circulated to other City departments and other public jurisdictions offering them the first opportunity to acquire these properties for public use; and

WHEREAS, City Light consulted with the Department of Neighborhoods (DON) and three DON Neighborhood District Councils to obtain advice on community outreach, and

1 offered to meet with individual neighborhood groups expressing interest in the Study

2 Properties; and

3 WHEREAS, City Light has attended community meetings in West Seattle, the Delridge and

4 Highland Park neighborhoods, and the Rainier Valley to discuss the Study Properties, has

5 mailed notices to nearby owners and residents, has posted notices advising citizens of the

6 meetings and inviting public comment on the Study Properties, and has provided

7 information and solicited comments through the City Light website, all in accordance

8 with the procedures set forth in Resolution 31424; and

9 WHEREAS, representatives of the Seattle Department of Parks and Recreation attended

10 community meetings to discuss park use, and representatives of the Department of

11 Planning and Development attended meetings to answer questions about development

12 under current zoning; and

13 WHEREAS, in those instances in which public comments obtained through community meetings

14 suggested that any of the Study Properties should be used for a non-utility City purpose,

15 the City department responsible for such purpose was requested to reconsider its earlier

16 determination, and in each such instance the reviewing City department determined that

17 the property was not appropriate for the suggested purpose; and

18 WHEREAS, one of the Study Properties, the former Wabash Substation, has been transferred to

19 Seattle Public Utilities by Ordinance No. 124697 for water, drainage and other utility

20 purposes; and

WHEREAS, King County has expressed interest in acquiring the former White Center Substation property, and The City of Burien has expressed interest in purchasing the former Ambaum Substation property, both for public purposes; and

WHEREAS, members of the community have expressed interest in acquiring some or all of the Study Properties for preservation as open space and, although none of these properties meet City criteria for park acquisitions, City Light recommends that community-based non-profit organizations be given an opportunity to acquire for fair market value the former Fauntleroy and Delridge Substations for public open space; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The City of Seattle approves the steps taken by the City Light Department pursuant to Resolution 31424, as documented in the report by Seattle City Light on the Southwest Seattle Surplus Property Disposition Study, Clerk File 319458, to evaluate and determine the appropriate disposition for the following described properties in King County, Washington:

(i) Former Ambaum Substation; 1006 SW 144th Street; Burien, WA 98166

Lot 10, Block 14, Linde and Hill Park No. 3, according to the plat thereof recorded in Volume 45 of Plats, Page 60, records of King County, Washington, less the Northerly 45 feet of said Lot 10, together with all covenants, conditions, and restrictions of record. (KC Tax Parcel No. 433140-0050; SCL PM No. 230418-3-301)

The current estimated fair market value for the Former Ambaum Substation property, based on the most recent appraisal, is \$79,000.

(ii) Former Andover Substation; 2100 SW Andover Street; Seattle, WA 98106

1 The East 60 feet of Lots 25 and 26, and all of Lots 27 and 28, Block 3, Gottstein's First
2 Addition to West Seattle, according to the plat thereof recorded in Volume 3 of Plats, Page
3 68, records of King County, Washington.
4 (KC Tax Parcel No. 284870-0515; SCL PM No. 240313-1-301)
5

6 The current estimated fair market value for the Former Andover Substation property, based on
7 the most recent appraisal, is \$350,000.

8 **(iii) Former Dakota Substation; 4918 SW Dakota Street; Seattle, WA 98116**

9 Lots 21, 22, 23, and 24, Block 6, Wardall Park Addition to the City of Seattle, according to
10 the plat thereof recorded in Volume 17 of Plats, Page 57, records of King County,
11 Washington; except the North 11 feet of said Lot 21.
12 (KC Tax Parcel No. 916110-0711; SCL PM No. 240314-3-302)
13

14 The current estimated fair market value for the Former Dakota Substation property, based on the
15 most recent appraisal, is \$530,000.

16 **(iv) Former Delridge Substation; 5601 23rd Avenue SW; Seattle, WA 98106**

17 Lot 1, Block 12, Homecroft Addition to the City of Seattle, according to the plat thereof
18 recorded in Volume 24 of Plats, Page 42, records of King County, Washington.
19 (KC Tax Parcel No. 343850-0360; SCL PM No. 240324-4-301)
20

21 The current estimated fair market value for the Former Delridge Substation property, based on
22 the most recent appraisal, is \$80,000.

23 **(v) Former Dumar Substation; 1605 SW Holden Street; Seattle, WA 98106**

24 Lots 1 and 2, Block 9, Dumar Division No 2, according to the plat thereof recorded in
25 Volume 23 of Plats, Page 9, records of King County, Washington;
26 Except that portion thereof described in Ordinance 104519 as follows:
27 Beginning at the Southeast corner of said Lot 2; thence North 00°17'11" East along the
28 East line of said Lots 80.01 feet to the Northeast corner of said Lot 1; thence North
29 89°49'58" West along the North line of said Lot 1 a distance of 28.02 feet to a point of
30 curve; thence Southeasterly along a curve to the right, having a radius of 14 feet, an arc
31 distance of 21.46 feet to a point of tangency; thence South 02°00'21" East 66.58 feet to the
32 South line of said Lot 2; thence South 89°49'56" East along said South line 11.34 feet to
33 the beginning; together with all covenants conditions and restrictions of record.
34 (KC Tax Parcel No. 211320-0005; SCL PM No. 240325-4-301)

The current estimated fair market value for the Former Dumar Substation property, based on the most recent appraisal, is \$180,000.

(vi) Former Fauntleroy Substation; 4520 SW Brace Point Drive; Seattle, WA 98136

That portion of Lot 8, Block 12, Fauntleroy, according to the plat thereof recorded in Volume 20 of Plats, Page 63, in King County, Washington, lying Northwesterly of a line parallel with and 65 feet Southeasterly from (measured at right angles) the Northwesterly line of said Block 12.

(KC Tax Parcel No. 248720-1146; SCL PM No. 240335-3-301)

The current estimated fair market value for the Former Fauntleroy Substation property, based on the most recent appraisal, is \$245,000.

(vii) Former Glendale Substation; 2423 S 132nd Street; SeaTac, WA 98168

Parcel A:

Per Statutory Warranty Deed, King County Recording Number 4839772

The East 50 feet of the North 151 feet of that portion of the Southwest quarter of the Northeast quarter of Section 16, Township 23 North, Range 4 East, W.M., in King County, Washington, described as follows:

Beginning at a point 30 feet East and 1,015 feet North of the center of said Section 16, and running thence North 302.2 feet; thence East 253 feet; thence South 302.2 feet; thence West 253 feet to the point of beginning.

(Being known as the East 50 feet of the North 151 feet of Lot 9, Block 1, Nichol's Garden Tracts, according to the unrecorded plat thereof.)

Parcel B:

Per Statutory Warranty Deed, King County Recording Number 4869966

The West 10 feet of the East 60 feet of the North 151 feet of that portion of the Southwest quarter of the Northeast quarter of Section 16, Township 23 North, Range 4 East, W.M., in King County, Washington, described as follows:

Beginning as point 30 feet East and 1,015 feet North of the center of said Section 16, and running thence North 302.2 feet; thence East 253 feet; thence south 302.2 feet; thence West 253 feet to the point of beginning.

(Being known as the West 10 feet of the East 60 feet of the North 151 feet of Lot 9, Block 1, Nichol's Garden Tracts, according to the unrecorded plat thereof.)

(KC Tax Parcel No. 608240-0093; SCL PM No. 230416-1-301)

The current estimated fair market value for the Former Glendale Substation property, based on the most recent appraisal, is \$170,000.

(viii) Former White Center Substation; 8820 9th Avenue SW; Seattle, WA 98106

That portion of Section 31, Township 24 North, Range 4 East, W.M., in King County, Washington, described as follows:

Beginning at a point on the North and South center line and 270 feet South of the center of said Section 31; thence West parallel to the East and West center line of said Section 31, a distance of 285 feet to the East margin of 9th Avenue SW, produced south; thence South along said East margin of 9th Avenue SW produced south, a distance of 120 feet; thence East parallel to the East and West center line of said Section 31, a distance of 285 feet to the North and South center line of said Section 31; thence North along the North and South center line of said Section 31, a distance of 120 feet to the point of beginning;

Except the South 65 feet thereof;

Except that portion thereof for the widening of 9th Avenue SW as provided in City of Seattle Ordinance No. 38654;

Except the East 30 feet thereof for 8th Avenue SW;

And Except an easement for construction and maintenance of a sanitary sewer with necessary appurtenances as provided in City of Seattle Ordinance No. 106887.

(Also known as Lots 7 and 24 and the North 15 feet of Lots 8 and 23, Block 101, Sherman's Highland Park, according to the unrecorded plat thereof;

Together with the alley adjoining;

Except the South 65 feet thereof;

Except that portion thereof for the widening of 9th Avenue SW as provided in City of Seattle Ordinance No. 38654;

Except that portion thereof for the widening of 9th Avenue SW as provided in City of Seattle Ordinance No. 38654;

Except the East 30 feet thereof for 8th Avenue SW;

And Except an easement for construction and maintenance of a sanitary sewer with necessary appurtenances as provided in City of Seattle Ordinance No. 106887).

(KC Tax Parcel No. 775050-0001; SCL PM No. 240431-3-301)

The current estimated fair market value for the Former White Center Substation property, based on the most recent appraisal, is \$355,000.

Section 2. Pursuant to RCW 35.94.040 and after public hearing the Former Ambaum, Andover, Delridge, Fauntleroy, Glendale, and White Center Substation properties described in

1 Section 1 are declared to be surplus to the City's needs and no longer required for providing
2 continued public utility service or other municipal purpose.

3 Section 3. Pursuant to RCW 35.94.040 and after public hearing the Former Dakota and
4 Dumar Substation properties described in Section 1 shall be declared surplus to the City's needs
5 and no longer required for providing continued public utility service or other municipal purpose
6 two years from the effective date of this ordinance.

7 Section 4. The General Manager and Chief Executive Officer of Seattle City Light (the
8 "CEO") or the CEO's designee is authorized to offer the Former White Center Substation
9 property, as described in Section 1, for sale to King County for the appraised value of the
10 property. If King County is unable or elects not to purchase the property, then the CEO or
11 CEO's designee is authorized to sell the property for fair market value by negotiated sale, or
12 through a brokered sale to be managed by the City's Department of Finance and Administrative
13 Services, and to accept the best offer for the property.

14 Section 5. The CEO or CEO's designee is authorized to offer the Former Ambaum
15 Substation property, as described in Section 1, for sale to the City of Burien for the appraised
16 value of the property. If the City of Burien is unable or elects not to purchase the property, then
17 the CEO or the CEO's designee is authorized to sell the property for fair market value by
18 negotiated sale, or through a brokered sale to be managed by the City's Department of Finance
19 and Administrative Services, and to accept the best offer for the property.

20 Section 6. The CEO or CEO's designee is authorized to offer the Former Andover and
21 Glendale Substation properties, as described in Section 1, for sale for fair market value by

1 negotiated sale or through a brokered sale to be managed by the City's Department of Finance
2 and Administrative Services, and to accept the best offer for the property.

3 Section 7. The CEO or the CEO's designee is authorized to offer the Former Delridge
4 and Fauntleroy Substation properties, as described in Section 1, for sale to a community-based
5 non-profit organization, for preservation as public open space in perpetuity, for the appraised
6 value of the properties. If no community-based non-profit organization is able to purchase either
7 of these properties within one year of the effective date of this ordinance, then the CEO or the
8 CEO's designee is authorized to sell such property for fair market value by negotiated sale, or
9 through a brokered sale to be managed by the City's Department of Finance and Administrative
10 Services, and to accept the best offer for the properties.

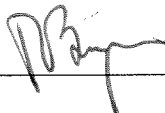
11 Section 8. Two years from the effective date of this ordinance, the CEO or the CEO's
12 designee is authorized to offer the Former Dakota and Dumar Substation properties, as described
13 in Section 1, for sale for fair market value by negotiated sale or through a brokered sale to be
14 managed by the City's Department of Finance and Administrative Services, and to accept the
15 best offer for the property.

16 Section 9. The CEO or the CEO's designee is authorized to negotiate purchase and sale
17 agreements and execute all necessary and desirable documents to accomplish the sale and
18 transfer the properties described in Section 1 to the selected purchasers.

19 Section 10. Proceeds from the sales authorized by this ordinance shall be deposited in the
20 City Light Fund (41000).

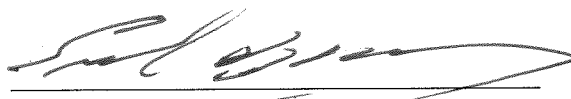
Section 11. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the 23rd day of Nov., 2015, and signed by me in open session in authentication of its passage this 23rd day of Nov., 2015.



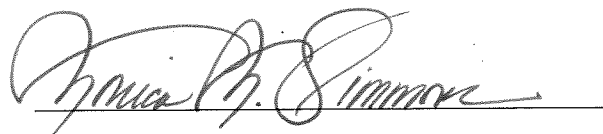
President _____ of the City Council

Approved by me this 1st day of December, 2015.



Edward B. Murray, Mayor

Filed by me this 1 day of December, 2015.



Monica Martinez Simmons, City Clerk

(Seal)

SUMMARY and FISCAL NOTE

Department:	Contact Person/Phone:	Executive Contact/Phone:
Legislative	Tony Kilduff/4-3580	N/A

1. BILL SUMMARY

AN ORDINANCE relating to the City Light Department; declaring the former Ambaum, Andover, Dakota, Delridge, Dumar, Fauntleroy, Glendale, and White Center Substation properties as surplus to the City's needs and no longer required for providing public utility service or other municipal purpose; authorizing the sale of the former White Center Substation to King County, the sale of the former Ambaum Substation to the City of Burien, and the sale of the former Andover, Dakota, Delridge, Dumar, Fauntleroy, and Glendale Substations for fair market value through negotiated or brokered sales to be managed by the Department of Finance and Administrative Services or the City Light Department; and authorizing the General Manager and Chief Executive Officer of the City Light Department to execute all necessary documents to accomplish such property sales and to deposit the proceeds in the City Light Fund.

Summary and Background of the Legislation:

Summary: This legislation declares eight former substation sites in West Seattle surplus to the City's needs and authorizes Seattle City Light to sell them as follows:

- The former Ambaum Substation to the City of Burien, and the former White Center Substation to King County;
- Community-based non-profit organizations will be given up to one year to purchase the former Fauntleroy and Delridge Substations;
- Community-based non-profit organizations will be given up to two years to purchase the former Dakota Substation; and
- City Light will sell the former Dumar Substation site after two years to allow time for a rezone to commercial at the request of the Highland Park Action Committee.

The estimated revenue from the sale of these properties is \$1,989,000.

Background: In 2012, by Resolution 31317, the City Council requested that Seattle City Light conduct a Surplus Property Disposition Pilot Project to test alternative, improved circulation and community outreach procedures, to determine the best disposition for surplus City Light properties. The Pilot Project was a success, leading to the sale of six surplus former substations, most in Northeast Seattle, with strong community support.

In 2013, by Resolution 31424, the City Council requested that City Light follow the revised procedures for additional groups of surplus properties, using the improved circulation and community outreach procedures, and that City Light then make recommendations to the City Council on the best dispositions for those properties.

Following the procedures for improved circulation and public outreach in Resolution 31424, City Light then conducted a study of nine surplus properties, six in West Seattle, one in Burien, one in SeaTac, and one in the Rainier Valley, referred to as the Southwest Seattle Surplus Property Disposition Study. A detailed report on the Southwest Seattle Study has been provided to the City Council and is included in Clerk File 319458.

As part of the 2015 Adopted Budget, the City Council adopted the Statement of Legislative Intent (SLI) No. 47-2-A-2, which requested that the City Budget Office and the Department of Parks and Recreation create an interdepartmental team (IDT) “to evaluate the concept and need for a new Open Space Opportunity Fund (OSOF).”

The OSOF would be a City-managed fund “that would work with community members and organization to assist in the purchase or retention of surplus City property for use as publicly accessible “open space.” The Council further envisioned that the purchase of surplus real property might be supplemented with funds from community members or organization that express interest in retaining surplus properties as open space.

This legislation is intended to: a) implement the direction of Resolution 31424; and b) provide opportunities consistent with the intent of SLI 47-2-A-2 for community-based non-profit organizations to purchase selected surplus properties. This legislation will:

- **Provide a first option for the City of Burien to purchase the former Ambaum Substation for appraised value, for preservation as open space.**
- **Provide a first option for King County to purchase the former White Center Substation, for appraised value, for use in the Highland Park and South Park Stormwater Infrastructure Project.**
- **Provide a one-year opportunity for community-based, non-profit organizations to purchase the former Fauntleroy and Delridge Substation for preservation as open space; the terms and conditions of these two purchases would need to be consistent with any recommendations by the City Budget Office and the Department of Parks and Recreation in response to SLI 47-2-A-2, and approved by the City Council.**
- **Provide a two-year opportunity for community-based, non-profit organizations to purchase the former Dakota Substation for preservation as open space; the terms and conditions of these two purchases would need to be consistent with any recommendations by the City Budget Office and the Department of Parks and Recreation in response to SLI 47-2-A-2, and approved by the City Council.**
- **Declare the former Dumar Substation surplus but require City Light to delay sale for two years to allow the possibility of a rezone to commercial at the request of the Highland Park Action Committee.**
- **Provide authorization for Seattle City Light to sell the former Andover and Glendale Substations, and any of the above properties not purchased by the specified entities,**

through negotiated or brokered sales to be managed by the Department of Finance and Administrative Services.

The former Wabash Substation, which was also part of the Southwest Seattle Surplus Property Disposition Study, was transferred to Seattle Public Utilities, for stormwater control purposes, by Ordinance 124697.

2. CAPITAL IMPROVEMENT PROGRAM

N/A This legislation creates, funds, or amends a CIP Project.

3. SUMMARY OF FINANCIAL IMPLICATIONS

X This legislation has direct financial implications.

Budget program(s) affected:				
Estimated \$ Appropriation change:	General Fund \$		Other \$	
	2015	2016	2015	2016
	N/A	N/A	N/A	N/A
Estimated \$ Revenue change:	Revenue to General Fund		Revenue to Other Funds	
	2015	2016	2015	2016
	N/A	N/A	N/A	\$934,000
Positions affected:	No. of Positions		Total FTE Change	
	2015	2016	2015	2016
	N/A	N/A	N/A	N/A
Other departments affected:	N/A			

3.a. Appropriations

N/A This legislation adds, changes, or deletes appropriations.

3.b. Revenues/Reimbursements

X This legislation adds, changes, or deletes revenues or reimbursements.

Anticipated Revenue/Reimbursement Resulting from this Legislation:

Fund Name and Number	Dept	Revenue Source	2015 Revenue	2016 Estimated Revenue
City Light Fund 41000	Seattle City Light	Surplus Property Sales		\$934,000
TOTAL				\$934,000

3.c. Positions

N/A This legislation adds, changes, or deletes positions.

4. OTHER IMPLICATIONS

- a) **Does the legislation have indirect or long-term financial impacts to the City of Seattle that are not reflected in the above?**
Yes, the sale of these properties will relieve City Light of the long-term maintenance and utility costs for these properties.
- b) **Is there financial cost or other impacts of not implementing the legislation?**
Yes, City Light would not receive the sales revenue estimated at \$1,989,000.
- c) **Does this legislation affect any departments besides the originating department?**
Yes, any properties not sold to another public agency, or to a non-profit community-based organization, as provided in the legislation, would be sold through negotiated or brokered sales to be managed by the Department of Finance and Administrative Services.
- d) **Is a public hearing required for this legislation?**
Yes. A public hearing is required as provided by RCW 35.94.040.
- e) **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**
No.
- f) **Does this legislation affect a piece of property?**
Yes, this legislation would authorize the sale of the former Ambaum, Andover, Dakota, Delridge, Dumar, Fauntleroy, Glendale, and White Center Substations; a map showing all of these properties is provided as Attachment 1 to this Summary and Fiscal Note. Maps of the individual properties and key data for each are shown in Attachment A to the "Report to the City Council, Southwest Seattle Surplus Property Disposition Study" in Clerk File _____ .
- g) **Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?**
This legislation provides an opportunity for non-profit community-based organizations to purchase the former Fauntleroy and Delridge Substations. One of these properties is in a lower income diverse neighborhood.

- h) If this legislation includes a new initiative or a major programmatic expansion:
What are the long-term and measurable goals of the program? Please describe how
this legislation would help achieve the program's desired goals.**

N/A

- i) Other Issues:**
None.

List attachments below:

Attachment 1: Map of the Properties